131.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,056,700 / 1,056,700
					USE VALUE:	1,056,700 / 1,056,700
					ASSESSED:	1,056,700 / 1,056,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT ALICE N
Owner 2:	
Owner 3:	
Street 1:	61 NORFOLK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,517 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Stucco Exterior and 2196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5517.000	529,200	500	527,000	1,056,700
Total Card	0.127	529,200	500	527,000	1,056,700
Total Parcel	0.127	529,200	500	527,000	1,056,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.14 | /Parcel: 481.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84786

GIS Ref

GIS Ref

Insp Date 10/26/17

!10289!

PREVIOUS ASSESSMENT

Parcel ID 131.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	538,800	500	5,517.	527,000	1,066,300	1,066,300	Year End Roll	12/18/2019
2019	101	FV	399,500	500	5,517.	556,200	956,200	956,200	Year End Roll	1/3/2019
2018	101	FV	399,500	500	5,517.	409,900	809,900	809,900	Year End Roll	12/20/2017
2017	101	FV	399,500	500	5,517.	392,300	792,300	792,300	Year End Roll	1/3/2017
2016	101	FV	399,500	500	5,517.	363,000	763,000	763,000	Year End	1/4/2016
2015	101	FV	378,300	500	5,517.	304,500	683,300	683,300	Year End Roll	12/11/2014
2014	101	FV	378,300	500	5,517.	297,400	676,200	676,200	Year End Roll	12/16/2013
2013	101	FV	378,300	500	5,517.	283,400	662,200	662,200		12/13/2012

PRINT

Date	Time
12/11/20	00:36:57

LAST REV

Date	Time
12/03/18	14:23:27
danam	
10289	

USER DEFINED

Prior Id # 1:	84786
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16320-323		7/1/1985		59,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1284	Re-Roof	12,000	C				
1/25/2012	95	Add Bath	55,500					RENO PORCH TO NEW
3/29/2005	192	New Wind	8,020					6 REPL WNDWS
3/22/2002	174	Re-Roof	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2017	Inspected	PH	Patrick H
8/30/2017	MEAS&NOTICE	HS	Hanne S
6/13/2012	Info Fm Prmt	BR	B Rossignol
2/9/2009	Meas/Inspect	372	PATRIOT
10/19/2005	Fieldrev-Chg	BR	B Rossignol
4/4/2000	Inspected	264	PATRIOT
11/3/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5517		Sq. Ft.	Site		0	90.	1.06	10									526,957						527,000	

Total AC/HA: 0.12665 | Total SF/SM: 5517 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 526,957 | Spl Credit | Total: 527,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18626142
Const Adj.:	1.00989902
Adj $ / SQ:	155.741
Other Features:	106800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593276
Depreciation:	64074
Depreciated Total:	529202

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

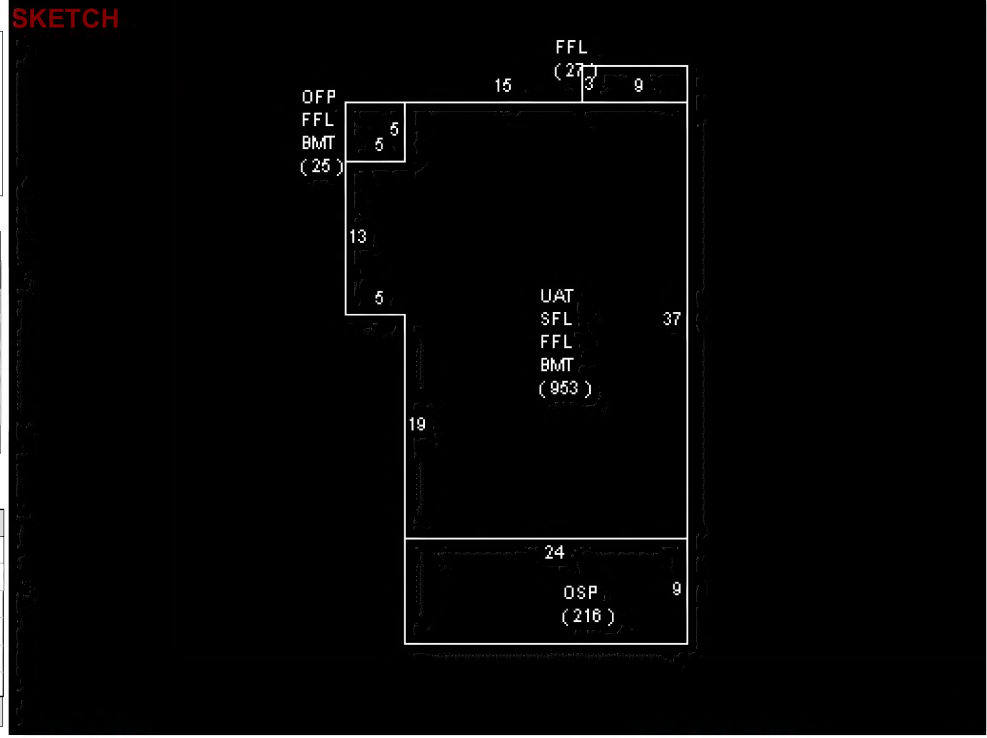
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	188.45
Special Features:	0	Val/Su Net:	154.96
Final Total:	529200	Val/Su SzAd	270.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,005	155.740	156,519
BMT	Basement	978	46.720	45,694
SFL	Second Floor	953	155.740	148,421
UAT	Upper Attic	238	109.020	25,974
OSP	Screen Porch	216	26.820	5,792
OFP	Open Porch	25	44.440	1,111

Net Sketched Area: 3,415 | Total: 383,511

Size Ad 1958 | Gross Are 4130 | FinArea 2196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X17	A	AV	1960	3.95	T	40.8	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500

IMAGE

AssessPro Patriot Properties, Inc